

CITY OF WATERTOWN, NEW YORK
AGENDA
Tuesday, October 13, 2015

This shall serve as notice that an Adjourned City Council meeting will be held on Tuesday, October 13, 2015, at 7:00 p.m. in the City Council Chambers, 245 Washington Street, Watertown, New York.

OLD BUSINESS

Tabled

Resolution Establishing Schedule of Fees for Parks and Recreation Department

WORK SESSION AGENDA

Discussion Item:

- Development Authority of the North Country Briefing
James W. Wright, Executive Director
- Black River Apartments Renovation Project
Charlie Allen, Evergreen Partners
- Palmer Street – Summary
Robert J. Slye, City Attorney
- Western Boulevard Project Update
Justin L. Wood, City Engineer

October 8, 2015

To: Sharon Addison, City Manager
From: Erin E. Gardner, Superintendent of Parks and Recreation
Subject: Parks and Recreation Fees

As per City Council request, the Parks and Recreation Department has adjusted the fees related to facilities and programming within the Parks and Recreation Department. Superintendent Gardner and Assistant Superintendent Weller will be present at the work session to answer any questions.

RESOLUTION

Page 1 of 1

Establishing Schedule of Fees for Parks and Recreation Department

Introduced by

Council Member Teresa R. Macaluso

Council Member BURNS, Roxanne M.
 Council Member BUTLER, Joseph M. Jr.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Mayor GRAHAM, Jeffrey E.

Total

YEA	NAY

WHEREAS new Sections 48-4 and 48-5 of the City Code of the City of Watertown have been adopted by the City Council as part of Local Law No. 1 of 2015, which sections authorize the establishment of fees for Parks and Recreation Facilities by resolution; and

WHEREAS Section A320-4 of the City Code of the City of Watertown, which had been previously established fees by ordinance, has been repealed; and

WHEREAS the City Council desires to establish fees for Parks and Recreation Facilities for Fiscal Year 2015-2016 by resolution, as authorized by Local Law No. 1 of 2015,

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Watertown hereby adopts the fee schedule attached and made a part of this Resolution as the Fee Schedule for the Parks and Recreation Department for FY 2015-2016.

Seconded by Council Member Stephen A. Jennings

Parks & Recreation Fee Schedule

ARENA	City Resident	Non City Resident	
Public skating	\$3	\$4	per day
Season public skating pass	\$40	\$50	season
Skate & shoot	\$4	\$5	per day
Season skate & shoot pass	\$50	\$63	season
Ice skate rental	\$3	\$4	per day
Ice skate sharpening	\$5	\$6	per day
Minor hockey & figure skating / student groups	\$70		per hour
Adult and non city groups	\$100		per hour
Rock & skate	\$5	\$6	per day
Slip slide & skate			
Per season - with skates	\$25	\$50	season
Per season - without skates	\$35	\$70	season
Broomball	\$5	\$6	per day
Broomball equipment rental	\$3	\$4	per broom
Events where admission/donation is charged	\$120	\$150	per hour
Arena rental / Performances	\$1,000	\$1,250	per day
Performances - day before/after	\$500	\$625	per day
Parking - concert/performance/show	\$1,500	\$1,875	per event
Multipurpose room	\$100	\$125	per day
Multipurpose room	\$25	\$31	per hour
Vendor space	\$100	\$125	per day
Large stage set up	\$1,000	\$1,250	per event
Small stage set up	\$500	\$625	per event
Large bleacher set up	\$500	\$625	per event
Small bleacher set up	\$250	\$313	per event
PA system rental	\$50	\$63	per event
Hang signage	\$50	\$63	per hour
Hospitality Room	\$250	\$313	per day
Office rental	\$500	\$625	per season
Office rental	\$50	\$63	per day
Jefferson County Agriculture Society - Fair	\$3,000		fair
Birthday party Room	\$50	\$63	per party

FAIRGROUNDS	City Resident	Non City Resident	
Main baseball field-Grandstand			
Hourly	\$50	\$63	per hour
Lights	\$50	\$63	per day
Main multipurpose field-Outdoor Stadium			
Hourly	\$50	\$63	per hour
Lights	\$50	\$63	per day
Fairgrounds horse ring	\$60	\$75	per day
Municipal Fairgrounds rental	\$200	\$250	per day
Other athletic fields			
Hourly	\$15	\$19	per hour
Lights	\$25	\$31	per day
Performances	\$1,000	\$1,250	per day
Day before/after	\$500	\$625	per day
Practice - Schools within city limits & JCC	July 1st 2016: 50%	July 1st 2016: 50%	per hr
Chair rental	\$1	\$1.25	per day
Table rental	\$4	\$5	per day
Chair table fee for events on premises	Rental rate applies	Rental rate applies	per day
Rental of City owned fields for Tournamnets			
Main fields-Non-Profit 501C3(Grandstand and Outdoor Stadium)	\$200	\$250	per day
Other fields Non-profit-501C3	\$100	\$125	per day
Regular for profit events	Hourly	Hourly	per day
Additional chalk lining	\$25	\$31	per lining
Parking - Outdoor events	\$3,000	\$3,750	per event
RV sites			
With utility hookup	\$25	\$31	per night
Without utility hookup	\$15	\$19	per night
Jeff Co Agriculture Society - Fair week	\$75		per site
Turfce	\$15	\$19	per bag

Miscellaneous Parks & Recreation Fees	City Resident	Non City Resident	
Vendor fee	\$50	\$63	per event
Vendor fee - large event	\$250	\$313	per event
Alcohol permit processing fee	\$10	\$13	per day
Concessions - Jeff Co Ag Society	\$1,000		fair
Mayor Butler pavilion	\$50	\$63	per day
Fairgrounds pavilion	\$50	\$63	per day
Veterans Memorial pavilion	\$50	\$63	per day
Marble Park pavilion	\$50	\$63	per day
Thompson Park			
Large pavilion - one of four quarters	\$50	\$63	per day
Large pavilion - full	\$200	\$250	per day
Picnic areas	\$10	\$13	per day
Rotary pavilion	\$50	\$63	per day
Band stand	\$25	\$31	per day
Baseball and softball adult leagues			
Men's and coed adult softball	\$250		per team
Athletic tournaments	\$150	\$250	per team
Sunday softball	\$250		per team
Volleyball team	\$200		per team
Kickball team	\$200		per team
Soccer tournament	\$225		per team
Basketball tournament	\$125		per team
Soccer teams	\$225		per team
Tennis clinic	\$20	\$40	per person
Golf lessons	\$25	\$50	per person
Youth baseball & softball leagues	\$10	\$20	per person
Youth swimming lessons	\$10	\$20	per person
Fishing clinic	\$15	\$30	per person
Family Yoga	\$10	\$20	per person
Scuba diving lessons	\$30	\$60	per person
Kid's zumba	\$15	\$30	per person
Youth running club	\$10	\$20	per person
Horseback riding lessons	\$30	\$60	per person
Boot camp exercise program	\$25	\$50	per person
Youth camps	\$25	\$50	per person
Parks and Recreation classes	\$25	\$50	per person

Slye Law Offices, P.C.

MEMORANDUM

TO: Mayor Jeffrey Graham and Members of City Council
FROM: Robert J. Slye, Esq.
DATE: October 13, 2015
RE: 602 Lansing Street

On October 8, 2015, Mr. Mills and I received a facsimile from a Trustee in Bankruptcy, dealing with a property located at 602 Lansing Street. This property is currently scheduled for auction.

The Bankruptcy Trustee is seeking a reversal of our underlying tax sale, claiming that it falls within provisions of the Bankruptcy Code law which permit the avoidance of a transfer under certain conditions. As a result of his claim, however, the City could be in a position where we would be faced to reverse the tax sale.

In lieu of this, the Bankruptcy Trustee has offered that, if the City will set a minimum bid of \$20,000.00 at the upcoming auction, he would have no problem with the City retaining the funds it requires for back taxes, etc., paying the balance over to him.

Because the matter is already advertised for sale, and the City has an opportunity to be paid, Mr. Mills recommends that the City Council establish the required minimum bid of \$20,000.00 for the property. Attached is a resolution which would accomplish that goal. If the property then does not sell, stuff will be coming back to the Council for authorization to enter into a stipulation, with the Bankruptcy Trustee, on how the matter will be handled going forward.

RESOLUTION

Page 1 of 1

Setting a minimum bid at auction of 602 Lansing Street.

Introduced by

Council Member BURNS, Roxanne M.
 Council Member BUTLER, Joseph M. Jr.
 Council Member JENNINGS, Stephen A.
 Council Member MACALUSO, Teresa R.
 Mayor GRAHAM, Jeffrey E.
 Total

YEA	NAY

WHEREAS the City has scheduled an auction of City properties for Wednesday, October 14, 2015; and

WHEREAS one of the properties scheduled for sale is 602 Lansing Street in the City; and

WHEREAS the Trustee in Bankruptcy under Bankruptcy Case No. 15-31386, for the prior owner of the property, claims that the tax deed to the City constitutes a technical violation of the Bankruptcy Code; and

WHEREAS the City had no knowledge of a bankruptcy filed subsequent to the City's tax sale of the property two years earlier; and

WHEREAS the Bankruptcy Trustee has suggested a means by which the City could proceed with the sale and the parties could resolve their differences thereafter; it is hereby

RESOLVED that the City Comptroller for the City of Watertown shall set a minimum bid of \$20,000.00 on the 602 Lansing Street property for the auction scheduled for October 14, 2015; and it is hereby further

RESOLVED that, in the event the property does not sell, the City Manager is authorized to negotiate a work-out with the Bankruptcy Trustee to avoid litigation in Bankruptcy Court.

Seconded by

October 8, 2015

To: The Honorable Mayor and City Council

From: Kenneth A. Mix, Planning & Community Development Coordinator

Subject: Black River Apartments Renovation Project

Evergreen Partners is planning to acquire the properties currently owned by Black River Apartments LLC and renovate them like they are doing at Maple Court Apartments.

Charlie Allen has provided the attached information about the proposed project. Mr. Allen will be at the City Council's October 13th work session to present the proposal. He is requesting \$150,000 from next year's CDBG allocation for the project. \$200,000 was provided from the 2014 grant for Maple Court.

Photographs of the on-going work at Maple Court are also attached.

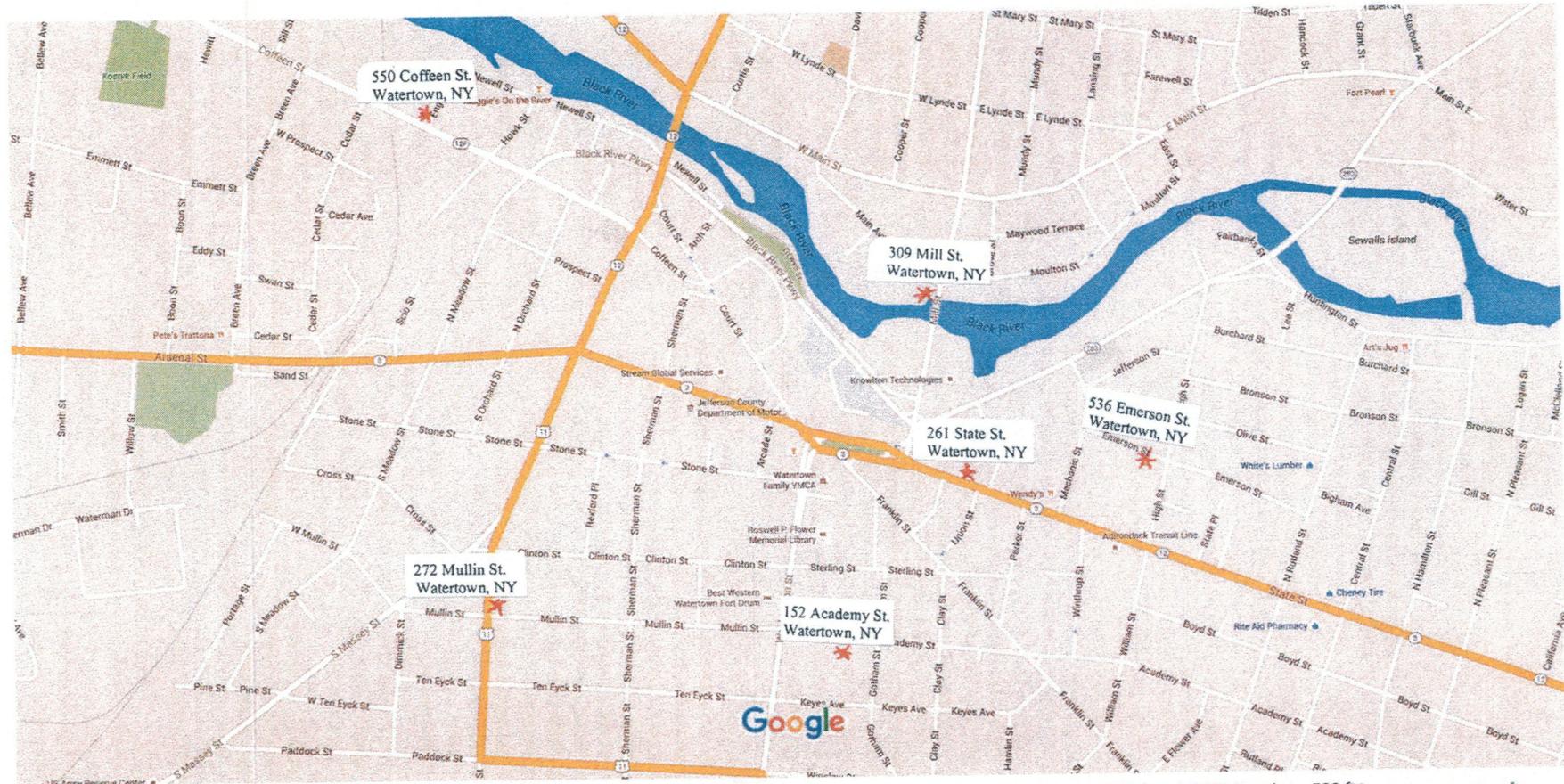
Black River Apartments Preservation Transaction Overview

Black River Apartments (often referred to as “Watertown Redevelopment”) is comprised of seven buildings at six different locations in and around downtown Watertown. There are 115 residential apartments, a property management office, and six commercial storefronts in the property. All of the apartments are supported by a Project Based Section 8 Subsidy, enabling even very low income seniors and families to live affordably at the property. The buildings are all more than fifty years old and several are more than one hundred years old. The last substantial renovation was implemented in 1971. Evergreen Partners intends to comprehensively rehabilitate and preserve the affordability of the property.

Evergreen and its architect are currently in the process of establishing the specific scope and cost of the rehab. It is expected that virtually all windows, roofs, HVAC systems, Kitchens, baths, flooring and doors will need to be replaced. Work on the building exteriors will vary substantially by building. The buildings on State Street are listed on the National Register of Historic Places and so are eligible for Historic Tax Credits. Evergreen will pursue Historic Credits for those buildings and possibly others. That will mean that work carried out on the building exteriors will abide by the standards of the State Historic Preservation Office of the National Park Service. We expect that the total renovation cost will exceed \$7.7m.

The financing plan for the transaction is very similar to the structure used at Maple Court in Watertown. (The construction process at Maple is currently ongoing and close to 50% complete.) Tax exempt bonds will be issued by the New York State Housing Finance Authority and the permanent debt will be insured by SONYMA. Evergreen will sell the 4% Low Income Housing Tax Credits that attend the tax exempt bonds to an investor in order to raise additional capital to pay for the costs of acquisition and renovation. The Historic Tax Credits will also be sold to the same investor. In order to be feasible, however, the transaction also needs a substantial amount of additional subordinate debt/grants. The State’s ‘Homes for Working Families’ program is expected to provide the majority of those funds. (That program provided \$2.45m for Maple Court.) Evergreen is seeking smaller scale, complementary participation from the City, DANC, and other potential funders.

Google Maps Google Maps



Map data ©2015 Google 500 ft

SOURCES & USES SUMMARY

SOURCES		USES	
			<i>Per Unit</i>
First (NOI) Mortgage	\$5,916,035	Acquisition	\$3,200,000 \$27,826
HFA Soft Debt	\$2,550,000	Construction	\$7,759,500 \$67,474
Other Soft Debt	\$350,000	Professional Services	\$628,900 \$5,469
Federal LIHTC Equity	\$4,680,103	Interim Costs	\$936,258 \$8,141
State LIHTC Equity	\$0	Syndication Costs	\$0 \$0
Historic Tax Credit Equity	\$975,634	Financing Costs	\$615,117 \$5,349
Interim Income	\$391,645	Other Soft Costs	\$369,125 \$3,210
CDGB Funds	\$150,000	Developer Fee	\$1,862,835 \$16,199
Developer Equity	<u>\$873,252</u>	Reserves	<u>\$514,934</u> \$4,478
Total Sources	\$15,886,669	Total Uses	\$15,886,669 \$138,145



309 Mill Street



261 State Street



550 Coffeen Street



272 Mullin Street



536 Emerson Street



152 Academy Street

Maple Court Photos









CITY OF WATERTOWN
ENGINEERING DEPARTMENT
MEMORANDUM

DATE: 9 October 2015

TO: Sharon Addison, City Manager

FROM: Justin Wood, City Engineer

SUBJECT: Western Blvd. Project Update

The purpose of this report is to provide an update to the Council regarding the situation of obtaining ROW for the Western Blvd project. This topic has been the focal point of off and on discussions for over 8 years. Many reports have been written, and much information has been disseminated about this topic, which I will highlight below, and supplement to inform you of the current status, and how we can proceed.

Excerpt from City Engineer Memo dated February 28, 2014:

“As Council is aware, the City has been in discussions with the representatives of the Stateway Plaza since 2007 for a connector street between Arsenal Street and Coffeen Street. In the intervening time the NYSDOT has completed a portion of that connector as part of their Arsenal Street Reconstruction project and reverted that property back to the City. The City has dedicated that portion of Street as Western Blvd. It is important to understand that when the NYSDOT was designing Arsenal Street, they understood at that time that the City was going to construct a connection from Arsenal St. to Coffeen Street and designed their project taking that into account. Also during that time the City acquired and rebuilt the section of Gaffney Drive north of the Stateway Plaza property as well as acquiring through eminent domain a portion of a sewer main to service the northern property of Vision Development and also a section of property that connects Gaffney Drive with Commerce Park Drive.

There have been many iterations of a corridor to provide a connection over those intervening years however, with the work by NYSDOT and the City, the only relevant portion that remains is from the dead end at Western Blvd to the intersection of Gaffney and Commerce.

At the work session of March 2013 Council was presented with three options for the extension of Western Blvd as well as preliminary estimates of the cost of ROW and construction. The options and estimates are enclosed. From that meeting, Council instructed staff to proceed with contacting the Plaza owners to negotiate acquisition of Option 3. The proposal presented to the owners also included the resolution of the separate matters of the final value of the earlier eminent domain proceeding for the sewer main and property and also the resolution of a dispute over the assessed value of the property. This was carried out Attorney Burrows with little response to date from the owner’s attorney.”

We are now over two years removed from that meeting and dialogue with the property owner, yet the question posed at that time is still valid. Does the City wish to pursue eminent domain for ROW through Stateway Plaza or attempt to continue to negotiate a separate price? If Council is determined to follow an eminent domain process to acquire the necessary ROW, than the City should attempt to acquire the most engineering sound design and alignment. It should also be noted that Western Blvd. extension will require the acquisition of land from three properties, not just Stateway Plaza. New Life Church, 255 Gaffney Drive, and the Fairfield Inn, 250 Gaffney Drive, will both be impacted by Western Blvd, and require the City to acquire land from them as well.

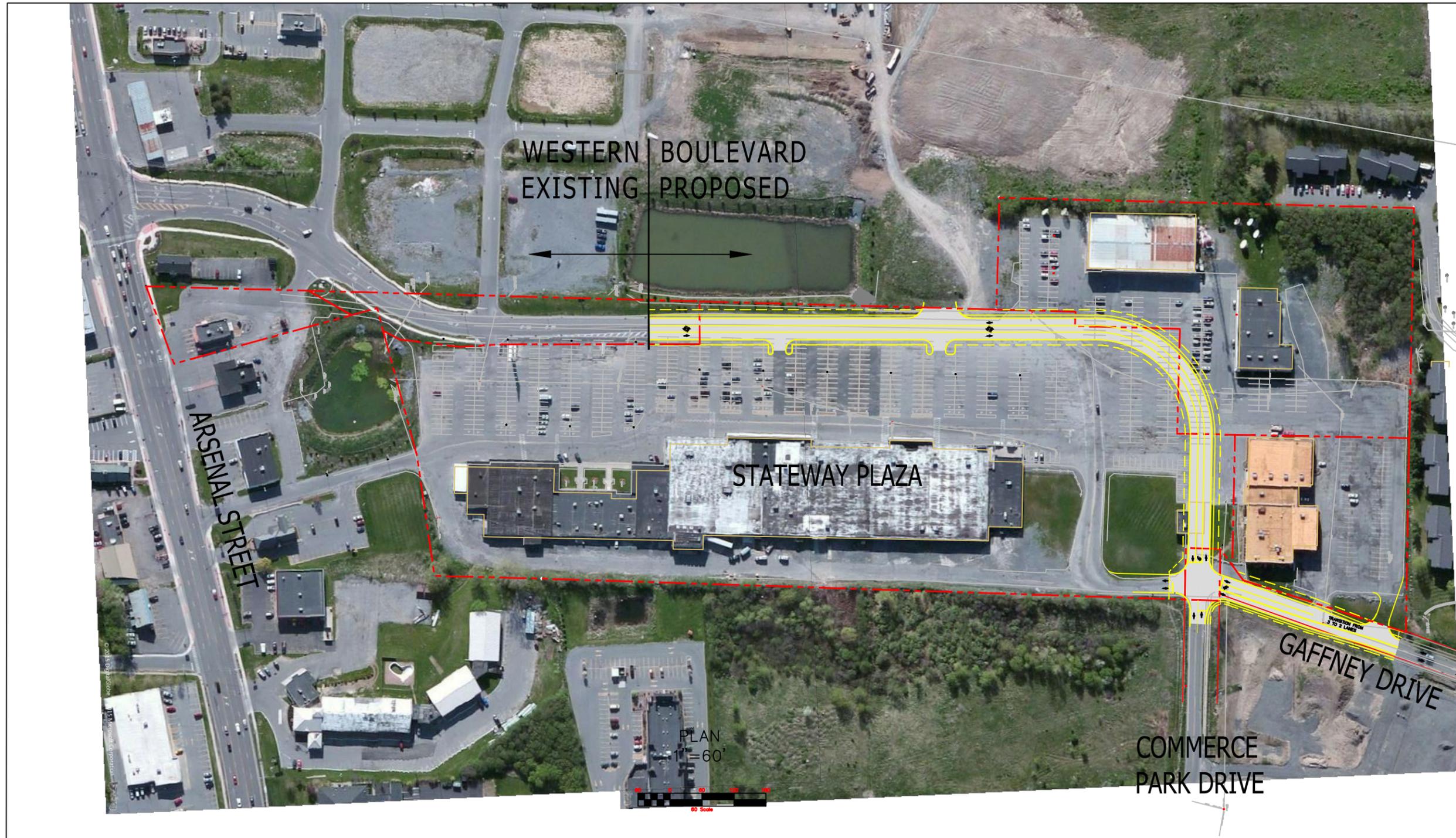
The Stateway Plaza owner's preferred alignment (Option 3 in 2013), was one which minimized impact to the plaza's main strip mall and parking area, and created a single turn toward Commerce Park Drive. This design is less than ideal from a traffic flow stand point; because Western Boulevard's primary function is to serve as a North-South connector between Arsenal Street and Coffeen Street. The alignment forces vehicles traveling north-south, to stop at the intersection with Commerce Park Dr and Gaffney Dr, in order to make a turn movement and continue north or south. Furthermore, it limits access to the adjacent buildings due to the wide sweeping curve. The impact to parking in front of the Channel 50 and Army Reserve buildings would also be significantly impacted. While the property owner may have stated this was their preferred alignment at the time, there is no guarantee they still do depending on redevelopment plans they envision for the parcel. That being said, eminent domain would allow the City to determine and pursue our own preferred alignment, provided reasonable access to the adjacent properties is incorporated into the design.

The City's preferred option would be one that maintains a continuous north-south movement of traffic, and maintains as straight of an alignment as possible. Due to the constraints of the existing buildings, namely Stateway Plaza's strip mall, and New Life Church, the alignment must curve through two significant bends. From a transportation perspective, the City should obtain a right of way which maximizes function, safety, and efficiency. That must, however, be balanced with the impact to the subject properties. As such, an alignment similar to the one included in the packet, would disrupt the northern end of Stateway Plaza's strip mall parking lot to a greater extent, but provide an alignment more conducive to traffic flow and access. It balances the impact to the parking areas of all buildings in the vicinity, and provides an opportunity for reasonable access to them.

Any alignment considered will require a similar level of investment of over \$2.5 Million dollars, including property acquisition costs which would likely exceed \$300,000 (assuming \$145,000 per acre x 2 acres) without considering detailed design issues which could affect the cost. If an eminent domain proceeding was approved by the court system, the City would need to construct the street within a reasonable amount of time to follow through on the City's claim for the public good, even if the budget situation deteriorated. Temporary measures would not be cheap either to make the acquired property functional until funding for complete reconstruction was available for a permanent Western Boulevard. The effort to acquire the property and construct temporary measures would no doubt be duplicated when the end product is constructed.

The question before Council at this time, is do you wish to proceed with Eminent Domain to acquire property for Western Boulevard extension? If the answer is yes, than staff will progress the design to a point where the necessary right of way can be determined. As part of the process, we will meet with adjacent property owners to review the plans and solicit feedback before finalizing an alignment. With a selected alignment and preliminary design in hand, the property necessary to construct Western Boulevard can be clearly identified, and acquisition maps can be finalized. At that point, the City can begin the Eminent Domain process.

WESTERN BOULEVARD
 CENTERLINE LENGTH = 1,820 LF
 R.O.W. IMPACT = 2.1 ACRES



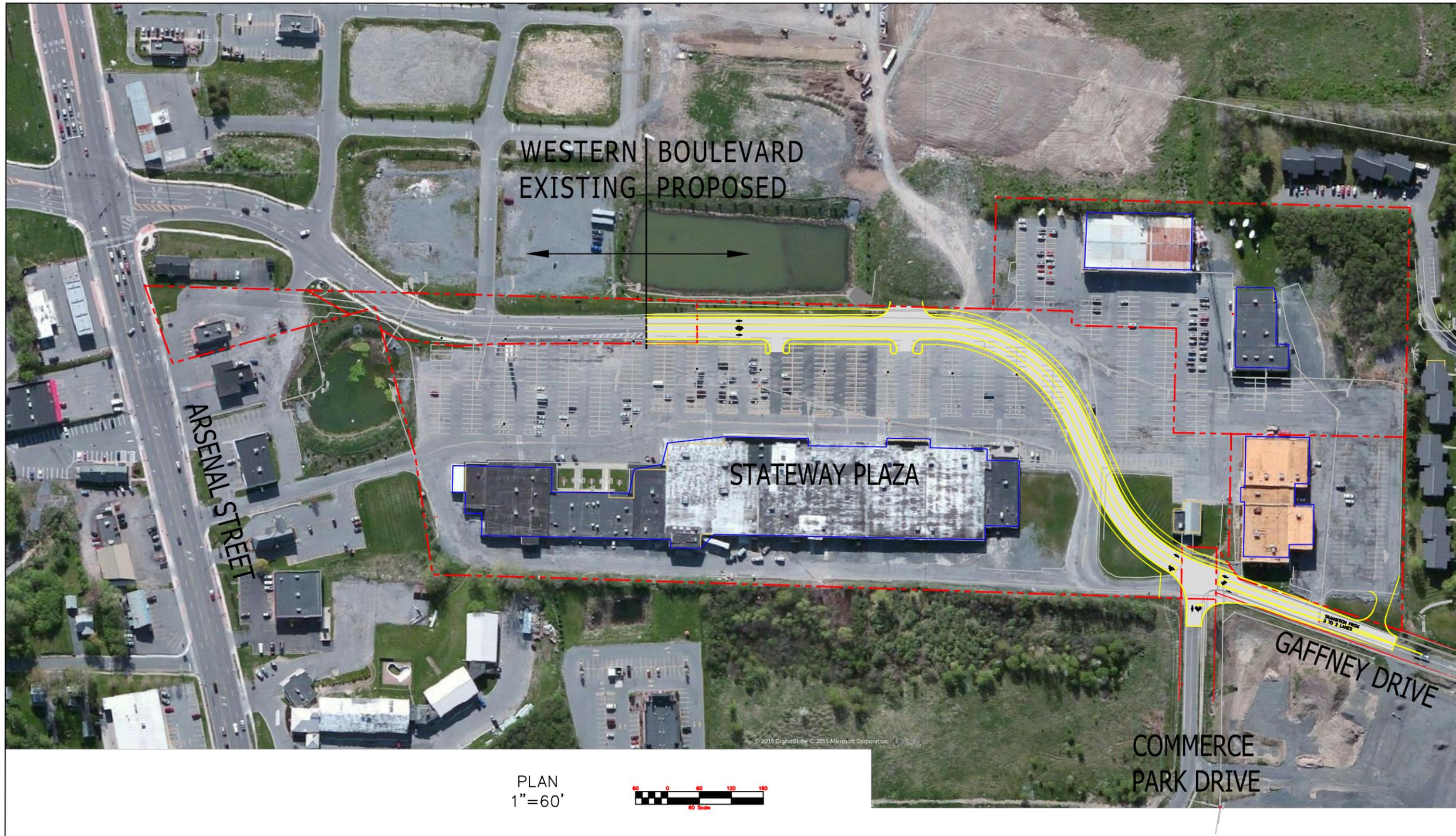
NOTES:

1. THE REVISED ALIGNMENT FOR WESTERN BOULEVARD USES 200' CENTERLINE RADII, WHICH ARE SUBSTANDARD FOR A 30 MPH DESIGN SPEED. ADVANCE WARNING SIGNS MAY NEED TO BE INSTALLED TO ADVISE DRIVERS OF THE CURVE.

2. THE RIGHT OF WAY IMPACT AREAS ARE APPROXIMATE AND SUBJECT TO CHANGE IF DETAILED DESIGN COMMENCES.

2. THE PROPERTY LINES DEPICTED WERE TRANSCRIBED FROM A GYMO P.C. MAP LABELED "SUBDIVISION FINAL PLAT of the LAND of STATEWAY PLAZA SHOPPING CENTER REGD, 1222 ARSENAL STREET" FILED AT THE JEFFERSON COUNTY CLERK'S OFFICE ON OCTOBER 19, 2006, FILE NUMBER 4039. THE PROPERTY LINES AND ACREAGES OF RIGHT OF WAY IMPACTS DUE TO THE PROPOSED WESTERN BOULEVARD ARE APPROXIMATE ONLY.

WESTERN BOULEVARD
 CENTERLINE LENGTH = 1,600 LF
 R.O.W. IMPACT = 1.9 ACRES



NOTES:

1. THE REVISED ALIGNMENT FOR WESTERN BOULEVARD USES 300' CENTERLINE RADII, THE MINIMUM ALLOWED FOR 30 MPH SPEED LIMIT.
 2. THE RIGHT OF WAY IMPACT AREAS ARE APPROXIMATE AND SUBJECT TO CHANGE IF DETAILED DESIGN COMMENCES.

2. THE PROPERTY LINES DEPICTED WERE TRANSCRIBED FROM A GYMO P.C. MAP LABELED "SUBDIVISION FINAL PLAT of the LAND of STATEWAY PLAZA SHOPPING CENTER REGD, 1222 ARSENAL STREET" FILED AT THE JEFFERSON COUNTY CLERK'S OFFICE ON OCTOBER 19, 2006, FILE NUMBER 4039. THE PROPERTY LINES AND ACREAGES OF RIGHT OF WAY IMPACTS DUE TO THE PROPOSED WESTERN BOULEVARD ARE APPROXIMATE ONLY.